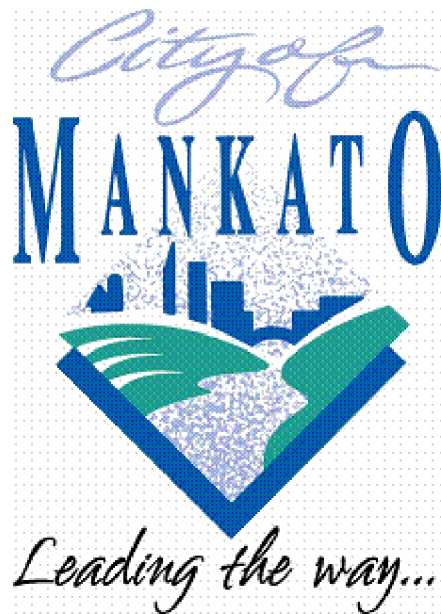


Land Use Plan 2008



City of Mankato

May, 2008

City of Mankato

Land Use Plan

2008

John Brady, Mayor

Members of the City Council

Michael Laven

Charlie Hurd
Tamra Rovney
Vance Stuehrenberg

Jack Considine
Mark Frost

Members of the Planning Commission

Jeff Zabel, Chairperson

Steve Oakey
Kristi Schuck
Vance Stuehrenberg

Najwa Massad
Ron Sundborg
Anthony Filipovitch

Prepared by City Staff

Paul Vogel, Community Development Director
Mark Konz, Planning Coordinator
Jon Noerenberg, Planning Assistant

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CHAPTER I INTRODUCTION

A. Purpose

As provided for by the State of Minnesota Statute 462.353, the City Council of Mankato has authorized the preparation of this Land Use Plan. The Land Use Plan is intended to provide a means for guiding the future development of public and private property within the City while sustaining the natural and economic environments.

B. Goals

The City of Mankato Land Use Plan seeks to:

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.
2. Promote adequate housing alternatives for all income levels and age groups.
3. Encourage the orderly growth of the community.
4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.
5. Promote the preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.
6. Encourage landscaping and the attractive design of public and private developments.
7. Promote complementary land uses and minimize incompatible land uses.
8. Promote efficient use of municipal services.
9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.
10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.
11. Stabilize property values by promoting the application of effective land use controls and development standards.
12. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.
13. Promote, maintain, and preserve parks and open space.

C. Rules and Definitions

For the purpose of this Land Use Plan, words used in the present tense shall include the future and the future the present; words in the singular shall include the plural and the plural the singular; and the word “shall” is mandatory; “may”, “would” and “should” are discretionary.

D. Plan Preparation and Review

This plan was prepared, as required by Minnesota Statutes, Chapter 462.355, in consultation with and coordinated with the planning activities of other departments of the City. This plan hereby incorporates by reference the following plans prepared and amended from time to time by the Public Works, Engineering, and Community Development Divisions of the City:

1. Wastewater Treatment Plan
2. Water Distribution Plan
3. Drainage Plan
4. Mankato Area Transportation And Planning Study
5. Economic Development Plan
6. Park and Open Space Plan
7. Mankato Area Growth Management And Planning Study
8. Urban Design Framework Manual
9. Housing Study
10. Capital Infrastructure Program
11. Lime, South Bend, and Mankato Township Orderly Annexation Agreements
12. Sidewalk and Trail Plan
13. City of Mankato's Strategic Plan
14. Envision 2020
15. City Center Renaissance

E. Adoption and Amendment

Before the adoption or amendment of this Land Use Plan, the City of Mankato shall hold not less than one (1) public hearing. A notice of the time, place and purpose of such public hearing shall be published in the official newspaper of the City not less than ten (10) days prior to the hearing.

Adoption or amendment of this Land Use Plan shall be by resolution adopted by a majority of the members of the City Council. The Community Development Director or City Council may initiate the process of adoption.

F. Executive Summary

The City of Mankato Land Use Plan shall be utilized for guiding and accomplishing a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, best promote health, safety, order, and general welfare. As a guideline, the Land Use Plan is not a zoning document. The policies, goals, and objectives shall be complementary to the City of Mankato Comprehensive Plan and the City of Mankato Strategic Plan.

The Land Use Plan is intended to promote the efficiency and economy in the process of development including, among other things, adequate provision for traffic; the promotion and protection of environmental sensitive areas, distribution of population, providing housing alternatives; the promotion of good civic design and arrangement; efficient expenditure of public funds; and the adequate provision of public utilities and other public requirements.

CHAPTER II

GENERAL CHARACTERISTICS AND ANALYSIS OF THE CITY

The City of Mankato is located at the junction of the Blue Earth and Minnesota Rivers in south-central Minnesota, approximately 75 miles southwest of Minneapolis-St. Paul. Mankato has experienced tremendous growth over the past decade, evolving into a regional retail, manufacturing, health care, entertainment, education, and trade center. Mankato's strong, diverse economy is built around education, government, manufacturing, health care, agriculture, technology, and retail.

A. Retail Center

Mankato remains as the primary retail center for south-central Minnesota and northern Iowa. Approximately 340,700 people reside in the Mankato Trade Area. Retail development is primarily contained within close proximity to the major road corridors of Riverfront Drive and Madison Avenue. Additional commercial development has expanded to the Northeast Planning Areas.

B. Manufacturing Center

The City of Mankato has a diversified manufacturing base. Historically, the manufacturing sector has focused on agricultural and mining products. The recent industrial park development has increased the number and size of light industrial properties located within the City of Mankato including; telecommunications, mechanical, electric, distribution, and packaging related business.

C. Government Center

Mankato serves as the regional center for various levels of governmental activities. The city serves as the county seat for Blue Earth County, thus contains the county courthouse, government center, law enforcement center, and highway maintenance headquarters. Additional Federal and State government offices in Mankato and surrounding areas include:

- U.S. Army Reserve
- National Guard Training and Community Center
- Minnesota Department of Transportation
- Minnesota Department of Economic Security
- Minnesota Department of Natural Resources
- Minnesota Department of Agriculture
- Minnesota Department of Health
- City of North Mankato
- Fifth Judicial District Court
- Minnesota Valley Action Council
- Region Nine Development Commission
- Minnesota Valley Council of Governments

D. Mankato Area Public Recreational and Cultural Center

Recreation

The 45 park areas available throughout Mankato feature a wide variety of recreational and open space opportunities. Within this park system exists camping facilities, boat launches, fishing piers, a zoo, a swimming beach, a swimming pool, ball fields, a nature center, gardens, tennis courts, sand volleyball courts, basketball courts, playgrounds, and a BMX track. Other area recreational opportunities outside the city park system include; golf courses, public ice arena, downhill ski resort, Minneopa State Park, Sakatah State Trail, Williams County Park, Red Jacket County Trail, facilities at schools, and North Mankato parks.

Mankato is the 305th ranked Sports City in the United States of America. Mankato offers a variety of sporting entertainment options. These include sporting venues like NCAA Division I Men's and Women's Hockey, Minnesota Vikings Training Camp, NCAA Division II Football, Volleyball, Tennis, Golf, Baseball, Softball, Wrestling, Swimming, Basketball, Track, Cross Country, and Soccer programs, and Mankato Moondogs baseball.

Arts

Mankato has many organizations providing numerous fine arts alternatives including:

- Bethany Lutheran College (Theatre, concert band, jazz, Handbell choir, art gallery)
- Carnegie Art Center
- Highland Summer Theater
- Mankato Ballet
- Mankato Symphony
- Mankato Youth Symphony
- Merely Players Theatre
- Alltel Civic Center (Events, concerts, musicals, etc.)
- Minnesota State University (Ted Paul Theatre, Elias J. Halling Recital Hall, Andreas Theatre)
- Minnesota Valley Chorale
- Sibley Park Band Shell

Historic Attractions/Sites

- Betsy Tacy Houses
- Blue Earth County Court House
- Blue Earth County Heritage Center Museum
- Ellerbe Building
- Judge Lorin P. Cray Mansion
- Lincoln Park Area
- R. D. Hubbard House
- Sibley Park/Land of Memories Park
- Union Depot
- Winter Warrior Sculpture

Events

- Festival of Trees
- Ghosts from the Past
- International Festival
- Hickory Street Ribfest
- Songs on the Lawn
- Historyfest
- Mardi Gras
- Mdewakanton Pow Wow
- Minnesota Vikings Training Camp

E. Medical/Professional Center

Immanuel-St. Joseph's Hospital and Mankato Clinic are the two largest medical facilities in Mankato. In addition to the major service providers, numerous specialized clinics are available in the City of Mankato including but not limited to dental care, eye care, chiropractors, physical therapy.

Immanuel-St. Joseph's Mayo Health System provides healthcare services to a regional population of over 250,000 people. With a hospital, physician clinic, occupational medical services, home health and hospice services, and a 185 member medical staff, ISJ Clinic provides primary care, obstetrics/gynecology, pediatrics, cardiology, oncology, internal medicine, general surgery, trauma surgery, urology, otolaryngology, gastroenterology, geriatrics, travel medicine, allergy/immunology, pulmonology, neurology, neurosurgery, endocrinology, infectious diseases, and occupational medicine services. A new facility has recently been constructed east of the intersection of Highway 22 and Madison Avenue which houses family medicine, pediatrics and allergy services, and has additional space for future health care providers. There are also plans for future expansion of the existing hospital campus, including the construction of a new cardiac wing. Immanuel St. Joseph's is a regional healthcare provider, dedicated to helping the people of our region stay as healthy and safe as possible. (Immanuel St. Joseph's Mayo Health System).

Mankato Clinic staffs over 90 physicians, physician assistants and nurse practitioners, providing quality health care at facilities in six south-central Minnesota communities. The main office is in Mankato with satellite clinics that include: Blue Earth Medical Center, Lake Crystal Family Practice Clinic, Mapleton Family Practice Clinic, North Mankato Family Practice Clinic, St. Peter Family Practice Clinic and the Wickersham Health Campus. Mankato Clinic and its satellites employ nearly 500 people, and rank among the top 15 employers in the region (Mankato Clinic).

The Wickersham Health Campus continues the tradition of caring for patients with gentle hands, state-of-the-art equipment, complete health care services and specialties, as well as a convenient location. The new campus represents a joint focus by the Mankato Clinic, Orthopedic & Fracture Clinic, P.A. and the Mankato Surgery Center of caring for patients while providing state-of-the-art equipment in a convenient location for you.

MRCI (Mankato Rehabilitation Center, Incorporated) Front Street is licensed as a Day Training and Habilitation program. The environment provides a quiet setting with many individualized activities. Throughout the year, consumers are involved in their choice of community or center-based work opportunities, as well as a variety of games and recreational activities. The people in the program have the opportunity of attending many activities in the community including craft classes, art classes, luncheons and other events.

The high staff ratio at the MRCI-Highland program allows individuals with special needs to receive the supports that they require to be successful during the day. Participants are able to participate in community and center-based work options as well as in a variety of activities in the community. Staff is trained in providing assistance with medical issues, behavioral issues, and in many different communication techniques.

F. Education Center

Mankato Area Public Schools (MAPS) rank in the top one-third nationally as winners of the “Gold Medal Schools” award; and are nationally recognized for meeting the needs and expectations of families choosing schools as winners of the “School Match” award. (Source: Expansion Management Magazine, 2000 & School Match of Columbus, Ohio, 1999.)

In addition to Mankato Area Public Schools, Loyola High School, Riverbend Charter School and other private schools provide educational alternatives to children in grades (K-12).

The City of Mankato has access to six institutions for higher learning. Minnesota State University, Mankato, Rasmussen Business College, Center for Continuous Learning, Bethany Lutheran College, South Central Technical College, and Cosmetology Training Center provide multiple educational and career training opportunities.

Minnesota State University, Mankato

More than 136 years after its founding, Minnesota State University, Mankato offers modern, efficient facilities and diverse academic, athletic and social opportunities for its students. Known for its strong cultural diversity programs and services, Minnesota State University, Mankato looks toward the future. Its development from a teacher-training institution to a comprehensive university with six undergraduate colleges and one graduate college enriches the region.

Rasmussen College

Rasmussen College is a private, for profit, two-year degree granting College. The College offers day, evening, and on-line classes and awards Associate of Applied Science (AAS) degrees as well as diploma and certificate programs in a variety of career areas.

Center for Continuous Learning

The Center for Continuous Learning strives to be an innovative, dynamic, and entrepreneurial venture which effectively coordinates and promotes the resources and services of Minnesota State University, Mankato in order to provide higher education services and programs for Business and Industry, Education, Non-Profit Organizations, and Community Members.

Bethany Lutheran College

Bethany Lutheran College, owned and operated by the Evangelical Lutheran Synod, is a private, residential, liberal arts college committed to the teachings of the Bible as set forth in the Lutheran Confessions. Bethany provides studies culminating in a Bachelor of Arts degree. The college serves Lutherans and others by offering a challenging, student-centered approach to education that fosters spiritual development, intellectual and creative growth, self-understanding, and responsible citizenship. In keeping with its heritage, Bethany aspires to produce students with a clear understanding of Christian vocation, which calls people to make the most of their God-given talents in whatever walk of life they pursue.

South Central College

South Central College has a history of academic excellence since 1946. The college consists of campuses in Mankato, Faribault, as well as numerous farm and small business management offices throughout Southern Minnesota. South Central College is a proud member of the Minnesota State Colleges and Universities system. South Central College has established relationships with regional businesses and industries that provide great employment opportunities for students and graduates. Additionally, South Central College provides hundreds of customized training courses, offered as hour-based instruction, to serve the workforce training needs of the region.

Cosmetology Training Center

The Cosmetology Training Center is committed to motivating and preparing their students for what with work and perseverance can become a beautiful and profitable career. Besides teaching creative cosmetology skills through thorough textbook theory, direct instruction and hands-on client experience they also emphasize business management skills and personal development giving each graduate from the Cosmetology Training Center a firm foundation for success.

G. Projection of Regional Center Function

Mankato's identity as a regional center can stimulate economic opportunities in the region. As the largest city in the region, it can be a focal point for change and an opportunity to strengthen infrastructural development.

Mankato's strong, diverse economy is built around education, government, manufacturing, health care, agriculture, technology, and retail. With the diverse economy, Mankato will continue to support new business and technologies which will increase services and jobs for Mankato residents and Southern Minnesota, while promoting redevelopment or enhancement of existing businesses, infrastructure, and neighborhoods.

CHAPTER III

DETAILED CHARACTERISTICS

A. Land Use

This section describes the Existing Land Use Plan Map and the Land Use Plan Map and discusses the categories shown on each map. The land use plan is utilized to assess existing development patterns and project land use growth corridors within the City of Mankato. The Land Use Plan Map depicts generalized land use patterns and shows areas of planned land use change.

1. Land Use Categories

Residential

Residential land use districts are defined by housing unit densities (number of dwelling units / acre). The housing type and value are not considered into the land use classification. The City of Mankato encourages the development of various housing units types (single-family detached, single-family attached, and multiple-family) to meet the needs of all income levels. The following residential categories are depicted on the land use maps.

- Low-Density Residential (1-6 Dwelling Units/Acre)
- Medium Density Residential (7-10 Dwellings Units/Acre)
- High Density Residential (Greater than 10 Units/Acre)

Industrial

Industrial land use districts depict a combination of light and heavy industrial uses. In certain instances the industrial areas provide retail, office, and service related activities.

- Planned
- Light Industrial
- Heavy Industrial

Public/Semi-Public

Public/Semi-Public land use districts encompass a wide spectrum of uses including government entities, churches, schools, hospitals, non-profit organizations, institutions, and universities.

Parks and Open Space

Parks and Open Space land use districts are areas providing for recreational and leisure activities. The City of Mankato provides a variety of active and passive park locations. In some instances natural areas such as ravines, bluff lines and river areas are utilized for park purposes. Future areas of park and open space have been identified in the Parks and Open Space Plan.

Commercial

Commercial land use districts include community business commercial areas, general business commercial areas and high business commercial areas. In certain instances the industrial areas provide residential, industrial, office, and service related activities.

- **Community Business Commercial Areas** (B-1 Zoning District) are designed to provide for a broad range of retail developments which are adjacent to residential areas. The district will also accommodate office and institutional uses as well as limited light industry. The standards for this district shall take into consideration performance standards that minimize noise and activities because of the proximity to adjacent residential properties.
- **General Business Commercial Areas** (B-2 Zoning District) are designed and intended to provide for a broad range of commercial and light industrial developments.
- **Highway Commercial Areas** (B-3 Zoning District) are designed and intended to provide commercial development within the vicinity of streets with functional classifications of either arterials or major collectors to accommodate vehicular traffic. Such commercial developments are generally characterized by large parking areas. The district also encourages a broad range of business and light industrial activities.

Central Business District

Central Business District land use areas include business, education, civic, recreation residential areas. The Central Business District development is primarily limited to assessment, adjustment, and redevelopment of existing downtown areas such as City Centre, Old Town, and South Front Street.

Urban Villages

Urban Villages encourage and support alternative development patterns which allow for a mixture of uses for retail, residential, and office to co-exist in the same areas, within nodes or urban villages.

Utilities

Utilities land use areas include areas owned and operated by private utility companies.

Railroad

Railroad land use areas include areas owned and operated by railroad companies.

2. Existing Land Use

The existing land use (Table 1, Map 1) for the City of Mankato is based on Blue Earth County tax classification systems designations for each property. Based on this information, residential development (45%) consumes the largest amount of land. Public/semi-public space (22%), Commercial development (18%), Parks/Open Spaces (10%) and Industrial development (5%) encompass the remaining land.

TABLE 1 - Existing Land Use Classifications

Land Use	Acreage	%
Low Density Residential	3435.74	32.89%
Medium Density Residential	546.00	5.23%
High Density Residential	544.90	5.22%
Residential-Transition	7.85	0.08%
Office Residential	290.37	2.78%
Central Business District	92.49	0.89%
Commercial	1239.51	11.87%
Light Industrial	707	6.77%
Heavy Industrial	1145.00	10.96%
Public/Semi-Public	1673.42	16.02%
Parks	763.57	7.31%
Total	10445.85	100.00%

Blue Earth County Land Records

Based on the existing land use patterns, historical and current development trends, 13% population growth projections, and the City of Mankato's Comprehensive Plan, the City of Mankato has developed a Land Use Plan Map (Map 2) to guide future development patterns.

Table 2 depicts the projected amount of change in land use acreage designations between 2004 and 2020 based. The land use consumptions area correlating population projections with current land consumption rates. The projected acreages of development by land use type for the year 2020 are listed along with the percentage of total land for each land use type. Low Density Residential and Industrial development will continue to increase with all other uses decreasing in the percentage of acres designated for those purposes.

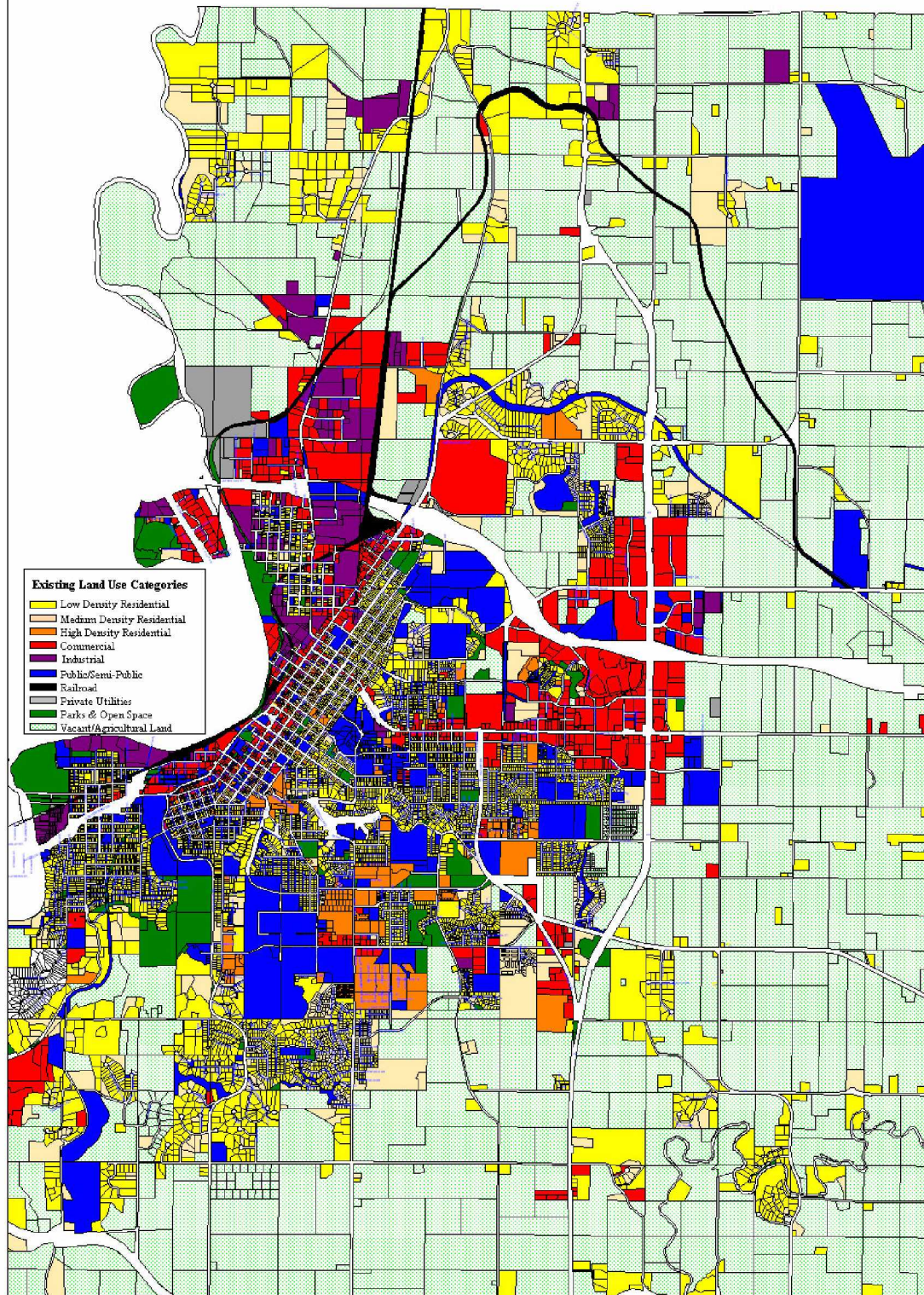
TABLE 2 - Future Land Use Classifications

Land Use	Acreage	%
Low Density Residential	3885	32.83%
Medium Density Residential	620	5.24%
High Density Residential	617	5.21%
Residential-Transition	8.9	0.08%
Office Residential	330.5	2.79%
Central Business District	104.89	0.89%
Commercial	1405	11.87%
Light Industrial	801	6.77%
Heavy Industrial	1294	10.93%
Public/Semi-Public	1899	16.05%
Parks	869	7.34%
Total	11834.29	100.00%

Blue Earth County Land Records

MAP 1

Existing Land Use Map Mankato 2007



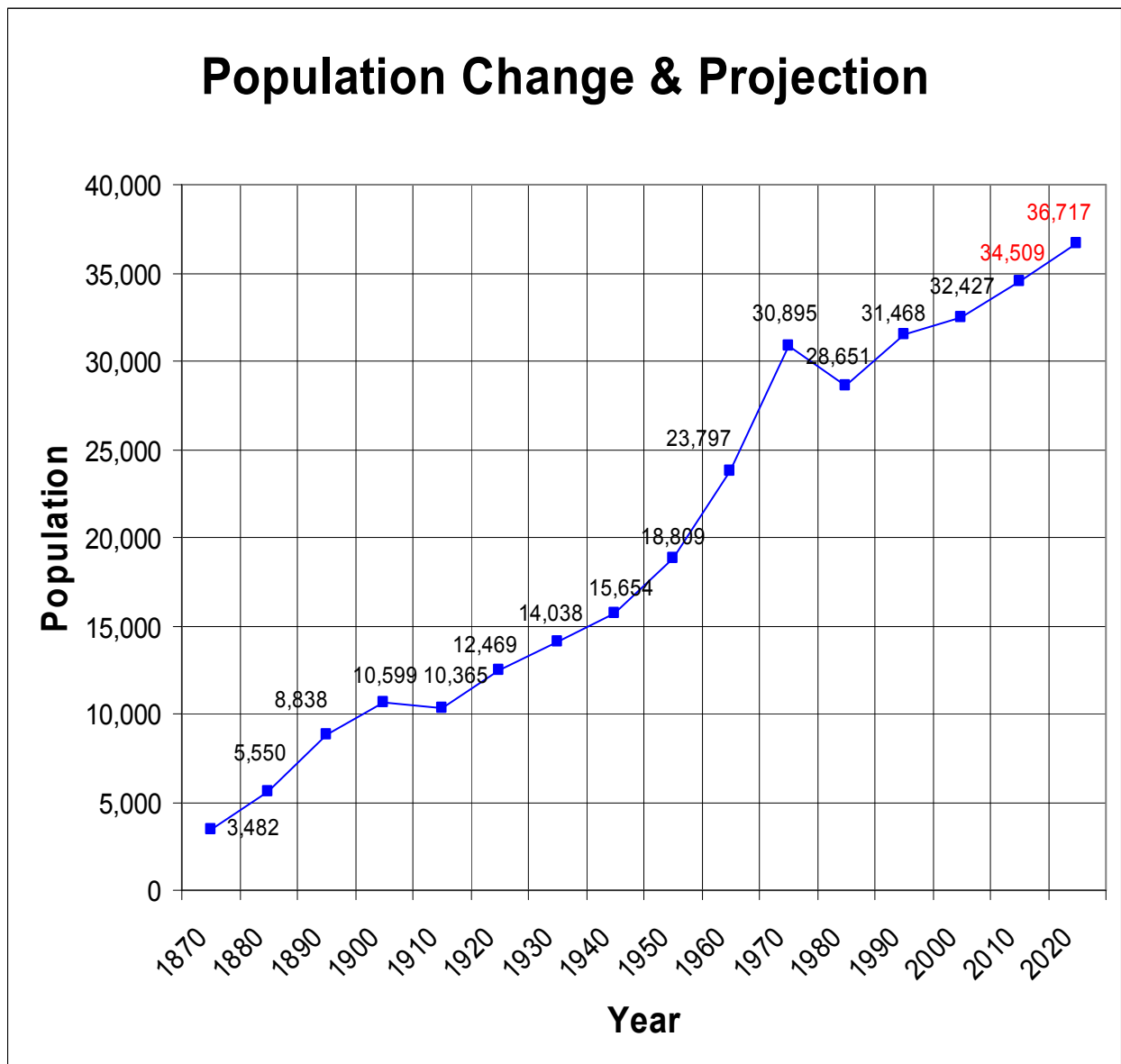
This page is reserved for Map 2, Land Use Plan Map

B. Population

This section describes the City of Mankato's demographic statistics which directly influence land use, including historical growth, current population distribution, age/sex figures, income distribution, and labor characteristics.

1. Historical Growth

The population of the City of Mankato has steadily increased since its inception. Recent trends indicate that the population growth will continue in the near future. According to Census 2000 statistics, the population of the City of Mankato was at 32,427. Census 2000 statistics depicted a population growth of 959 residents from 1990 to 2000, a growth rate of 3.2% for the ten year span. The Minnesota State Demographer estimated the 2003 population at 33,844, an estimated increase of 1,417 residents from 2000 to 2003 and a growth rate of 4.3% during that time span.

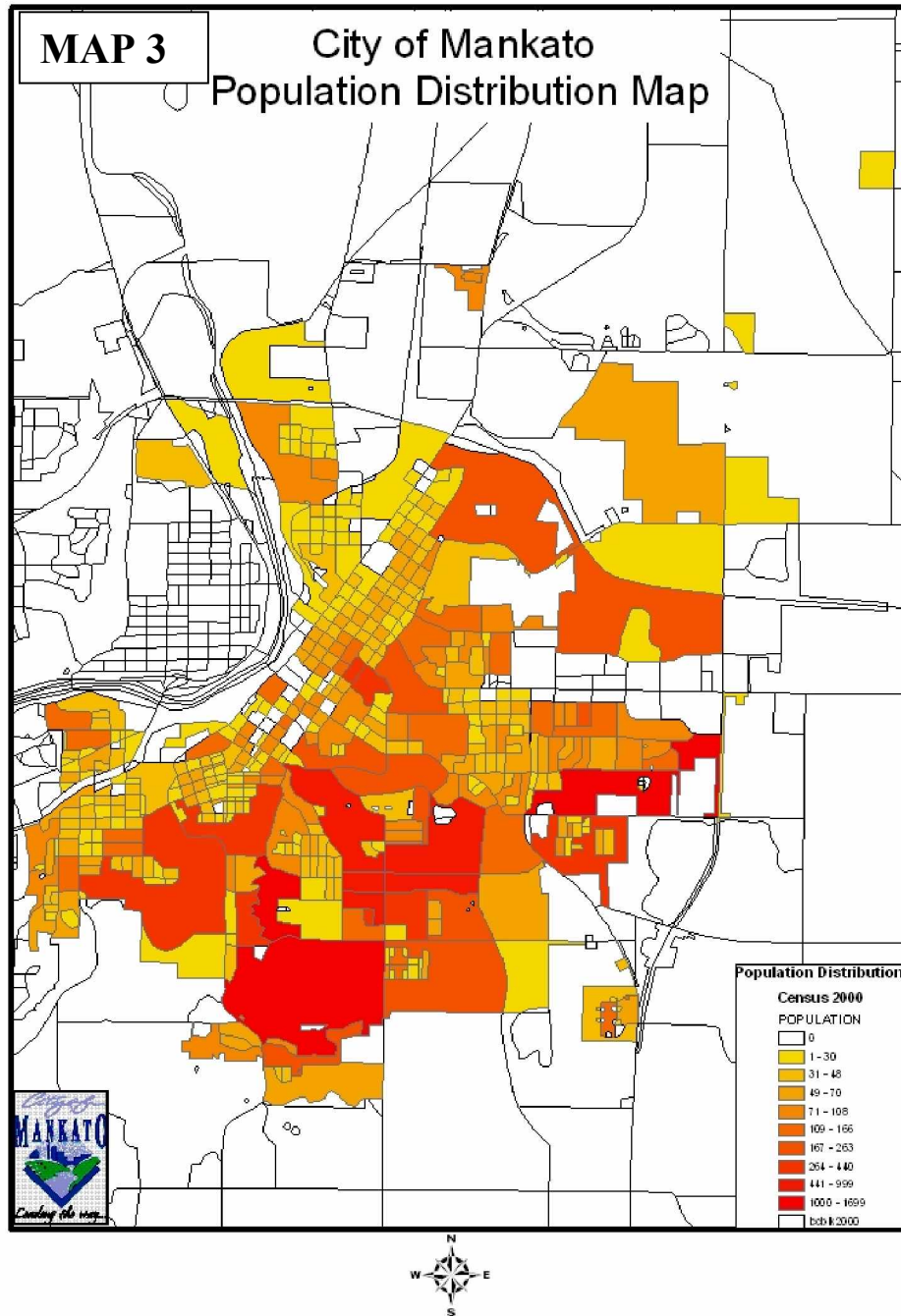


* Numbers depicted in red are population projections

U.S. Census Bureau

2. Population Distribution

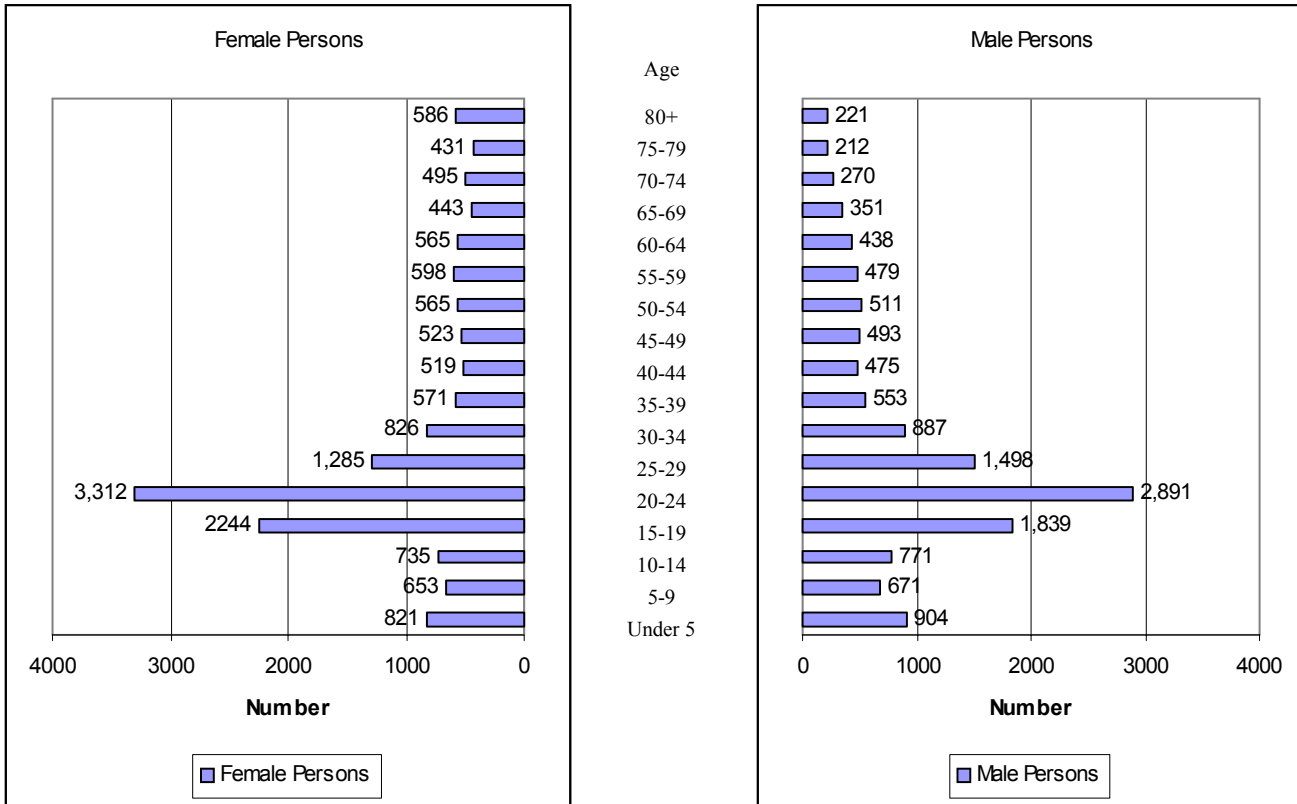
The population distribution (Map 3) of the City of Mankato is based on Census 2000 statistics. Significant population clusters are located in Downtown, University, and East Mankato Areas. Development trends continue to show population increases south of Minnesota State University with the potential for an increase in population clusters north of Minnesota State Highway 14.



3. Age/Sex

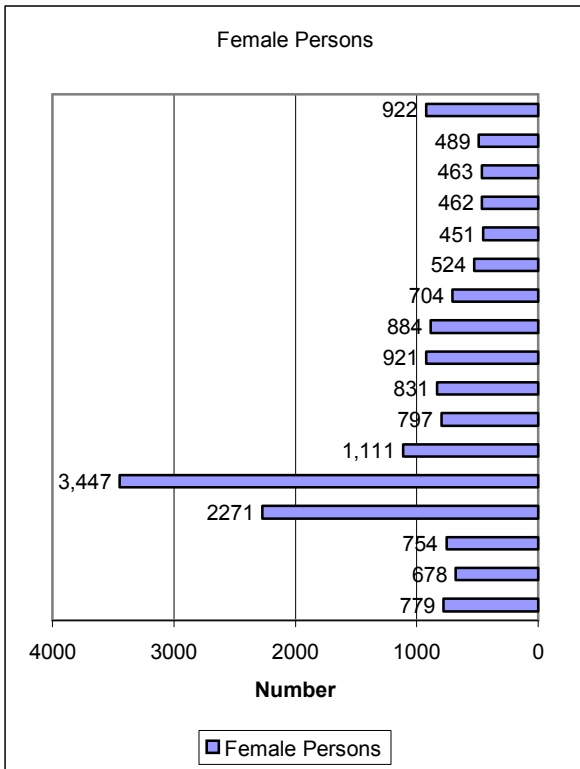
The following census information provides a comparison of age and sex for the City of Mankato.

Census 1980 Information



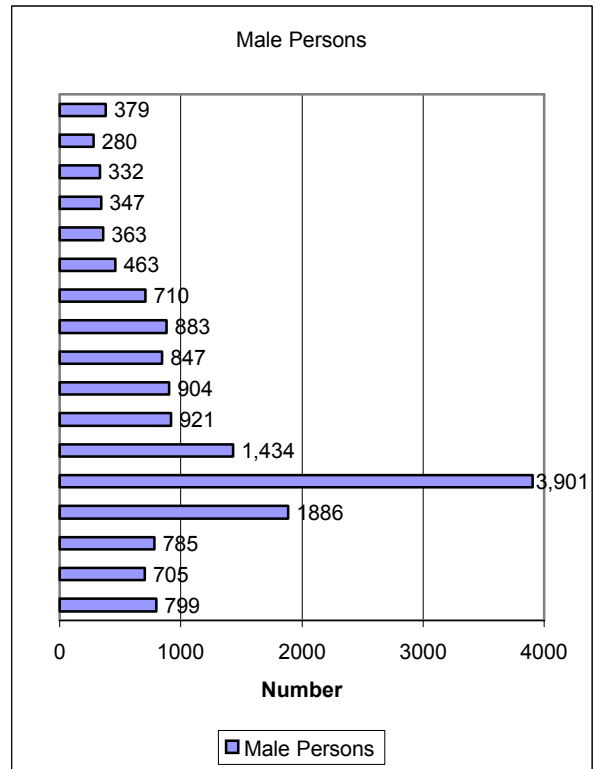
Age	Male Persons	Female Persons	All Persons	Percent of Total
Under 5 years	904	821	1725	6.02%
5-9	671	653	1324	4.62%
10-14	771	735	1506	5.26%
15-19	1,839	2,244	4083	14.26%
20-24	2,891	3,312	6203	21.66%
25-29	1,498	1,285	2783	9.72%
30-34	887	826	1713	5.98%
35-39	553	571	1124	3.93%
40-44	475	519	994	3.47%
45-49	493	523	1016	3.55%
50-54	511	565	1076	3.76%
55-59	479	598	1077	3.76%
60-64	438	565	1003	3.50%
65-69	351	443	794	2.77%
70-74	270	495	765	2.67%
75-79	212	431	643	2.25%
80+	221	586	807	2.82%
Total	13464	15172	28636	100.00%

Census 2000 Information



Age

80+
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
Under 5



Age	Male Persons	Female Persons	All Persons	Percent of Total
Under 5 years	799	779	1,578	4.87%
5-9	705	678	1,383	4.26%
10-14	785	754	1,539	4.75%
15-19	1886	2271	4,157	12.82%
20-24	3,901	3,447	7,348	22.66%
25-29	1,434	1,111	2,545	7.85%
30-34	921	797	1,718	5.30%
35-39	904	831	1,735	5.35%
40-44	847	921	1,768	5.45%
45-49	883	884	1,767	5.45%
50-54	710	704	1,414	4.36%
55-59	463	524	987	3.04%
60-64	363	451	814	2.51%
65-69	347	462	809	2.49%
70-74	332	463	795	2.45%
75-79	280	489	769	2.37%
80+	379	922	1,301	4.01%
Total	15,939	16,488	32,427	100

4. Income

Household income distributions in the City of Mankato have increased significantly since 1989. The 1989 median yearly income for households in the City of Mankato was \$22,480. The 1999 median yearly income increased \$11,476 or approximately 51% to \$33,956. The 1989 state median yearly income level was \$30,909. The 1999 state median yearly income increased \$16,202 or approximately 52% to \$47,111. Although the City of Mankato's median income for households is considerably less than the state average, the percentage median income increase is comparable.

TABLE 3 – HOUSEHOLD INCOME

INCOME IN 1989	Households	Percentage
Total	11,200	100
Less than \$10,000	2185	19.5
\$10,000 to \$14,499	1405	12.5
\$15,000 to \$24,999	2538	22.7
\$25,000 to \$34,999	1903	17
\$35,000 to \$49,999	1800	16.1
\$50,000 to \$74,999	963	8.6
\$75,000 to \$99,999	284	2.5
\$100,000 to \$149,999	78	0.7
\$150,000 or more	44	0.4
Median household income in 1989	\$22480	(X)
INCOME IN 1999	Households	Percentage
Total	12,362	100
Less than \$10,000	1,262	10.2
\$10,000 to \$14,999	1,075	8.7
\$15,000 to \$24,999	2,137	17.3
\$25,000 to \$34,999	1,874	15.2
\$35,000 to \$49,999	2,264	18.3
\$50,000 to \$74,999	2,195	17.8
\$75,000 to \$99,999	843	6.8
\$100,000 to \$149,999	453	3.7
\$150,000 to \$199,999	140	1.1
\$200,000 or more	119	1
Median household income (dollars)	\$33,956	(X)

Census 2000

5. Labor Characteristics

The City of Mankato provides a variety of employment opportunities. As a regional center, the city has high employment in education, health, social services, manufacturing, retail, entertainment, government, and recreation. Some major employers include: MRCI, Immanuel-St. Josephs, Minnesota State University - Mankato, and the Mankato Clinic.

TABLE 4 – MAJOR EMPLOYERS

MAJOR EMPLOYER	TYPE	EMPLOYEES
MRCI (Mankato Rehabilitation Center)	Adult rehabilitation/packaging	1,435
Immanuel St. Joseph's – Mayo Health System	Medical care	1,350
Minnesota State University, Mankato	Education	1,300
Mankato Clinic	Medical care	720
HickoryTech	Communications	525
The Thro Company	Nursing and assisted living facilities	455
Blue Earth County	Government	376
AgStar Financial Services	Rural financing	365
Midwest Wireless	Communications	356
Southern Minnesota Construction Company	Commercial construction	275
Midwest Electric Products, Inc.	Outdoor electric boxes	230
Harry Meyering Center	Disabled adult facility	225
Coughlan Companies	Building materials, publishing	225
City of Mankato	Government	216
Cenex/Harvest States	Soybean processor	202
Atlantis Plastics	Plastic extrusion	188
MinnKota Operations-Johnson Outdoors	Fishing and sports equipment	185
MN Department of Transportation/Public Safety	Government	181
Schwickert Company	Commercial construction	175
Katolight Corporation	Emergency generators	165
EI Microcircuits	Circuit board assembly/design	162
Bethany Lutheran College	Education	160
Hubbard Feeds, Inc.	Pet food, animal feed	150
Hiniker Company	Agricultural implements	150
Perfecseal Mankato	Thermoforming, packaging	145
Free Press Company	Newspaper printing	142
Jones Metal Products	Metal fabricating	125
E-Travel Experts	ticket fulfillment/customer support	125
TruServ Corporation	Distributors	122
Crown Cork & Seal Co	Metal fabricating	122
Dotson Company, Inc.	Iron castings	120

Greater Mankato Growth

TABLE 5 – INDUSTRY BREAKDOWN

INDUSTRY Census 2000	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	199	1.1
Construction	696	3.7
Manufacturing	3,176	17
Wholesale trade	413	2.2
Retail trade	2,771	14.9
Transportation and warehousing, and utilities	512	2.7
Information	420	2.3
Finance, insurance, real estate, and rental and leasing	617	3.3
Professional, scientific, management, administrative, and waste management services	1,274	6.8
Educational, health and social services	5,213	27.9
Arts, entertainment, recreation, accommodation and food services	2,120	11.4
Other services (except public administration)	841	4.5
Public administration	400	2.1

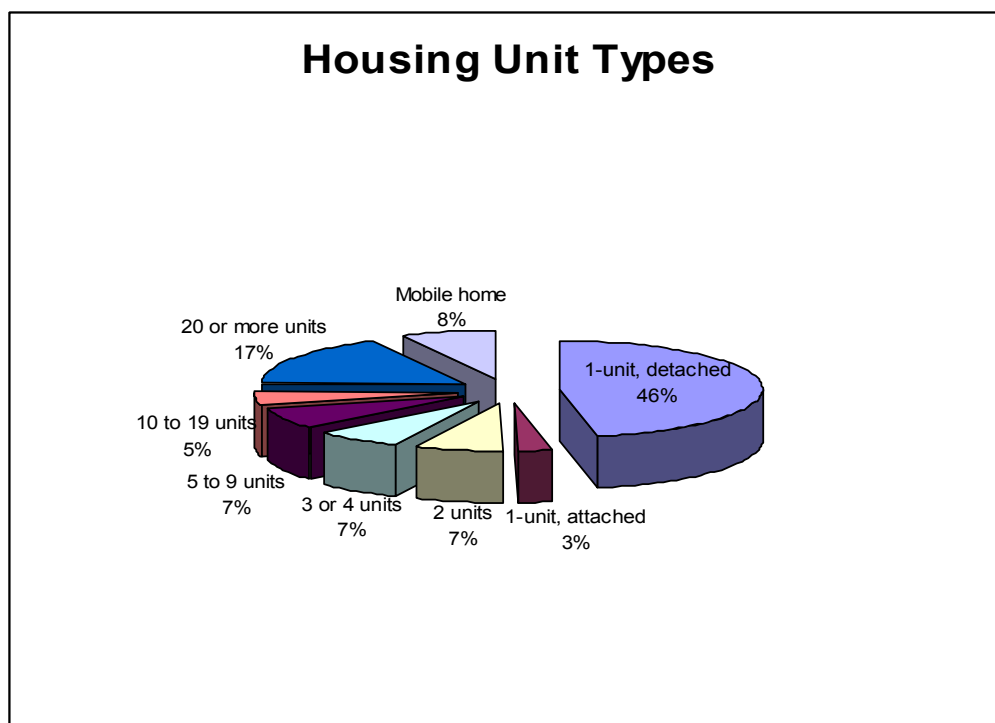
Census 2000

C. Housing

The City of Mankato aims to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The City of Mankato has experienced a significant increase in the number and type of housing units while offering diversity in housing type, occupancy, age, and value. This section describes the city's housing types, housing age and valuation.

1. Housing Type

The City of Mankato provides numerous housing type alternatives. The predominant housing type is single-family detached homes. According to Census 2000, there are 5,797 single-family detached units. The number of single-family attached units totaled 333. 2,675 housing units are in multiple unit structures with less than five units. 3,545 units are in structures with 5 or more housing units.

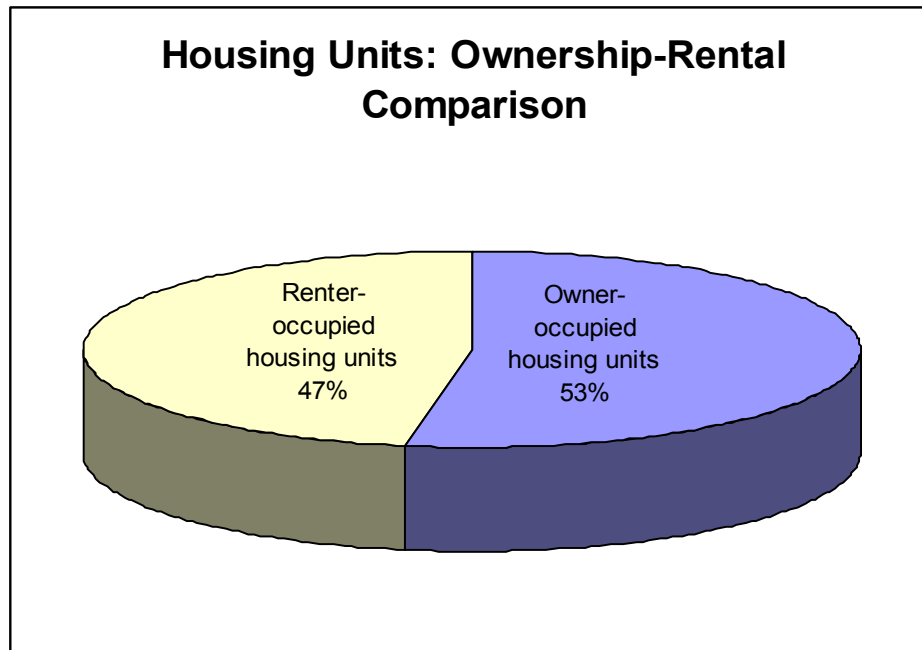


Census 2000

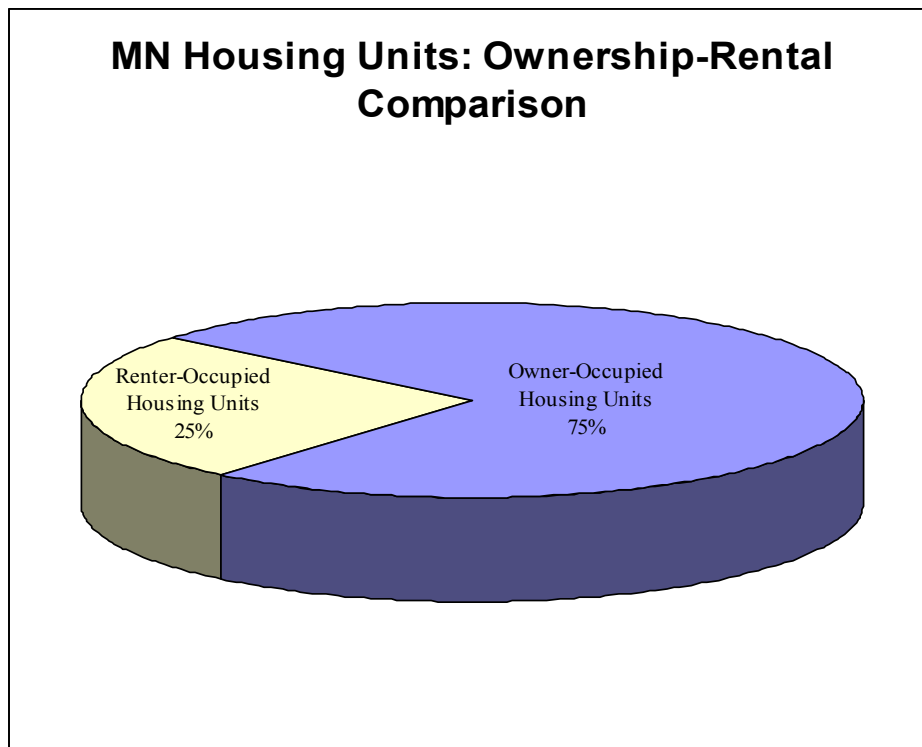
Since Census 2000, the City of Mankato has added a significant number of housing units. An additional 418 single-family attached, 716 single-family detached, and 16 buildings with less than 5 multiple-family units, and 34 buildings with 5 or greater multiple-family units.

According to Census 2000, the City of Mankato has 12,350 occupied housing units. Of the 12,350 occupied housing units, 6,535 housing units (52.9%) are owner-occupied units and 5,815 housing units (47.1%) are renter-occupied units. The numbers represent a 1.4% increase in homeownership since 1990 and 1.8% increase in homeownership since 1980.

The home ownership rate in the City of Mankato (52.9%) is significantly lower than the state average homeownership rate (74.5%). This can be attributed to the significant number of housing units specifically geared towards providing student housing to Minnesota State University, Mankato, Bethany Lutheran College, Rasmussen Business College, and South Central Technical college students.



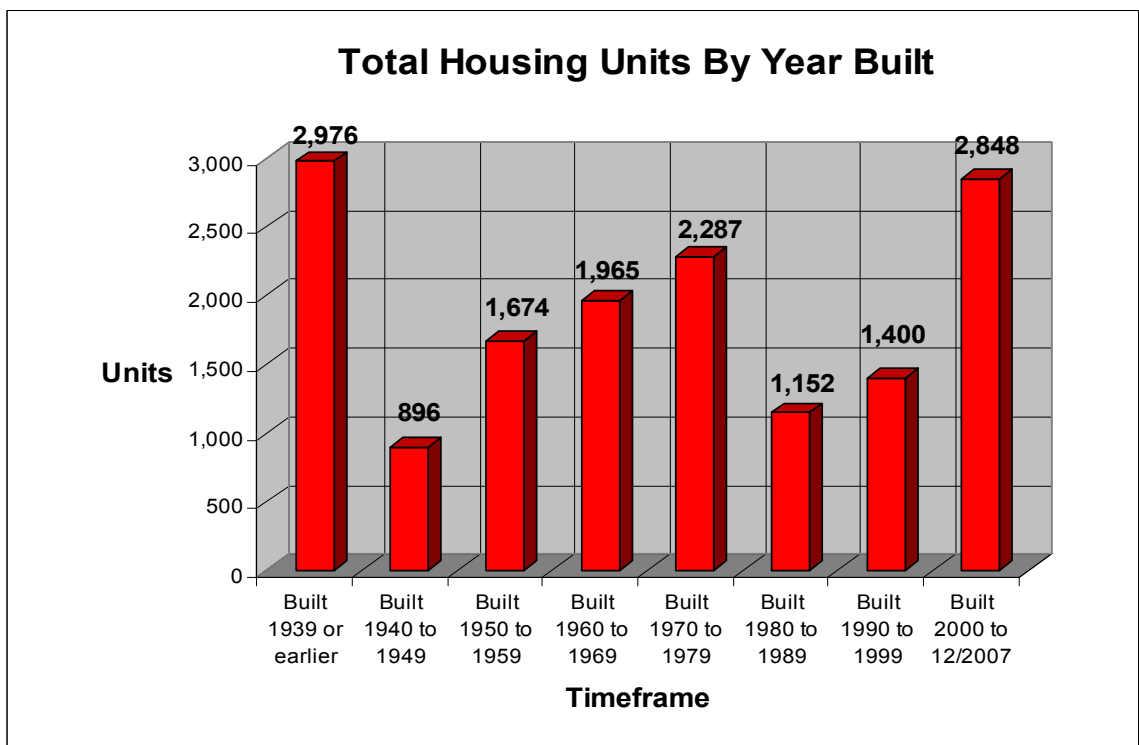
Census 2000



Census 2000

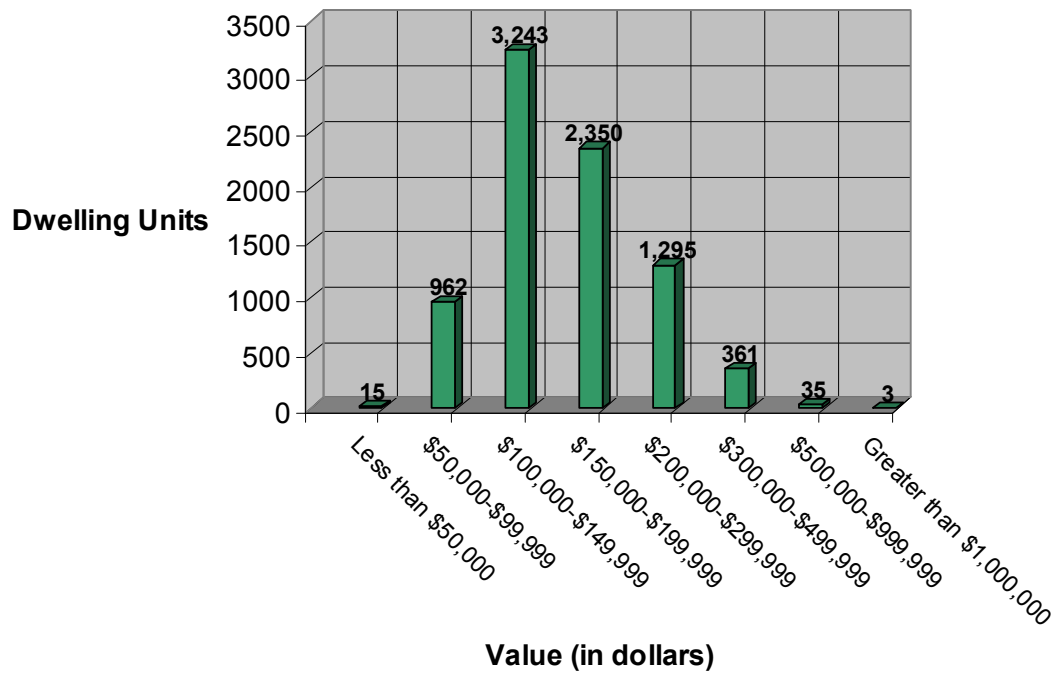
2. Housing Age and Valuation

The City of Mankato has a diversified housing stock age and value. Based on Census 2000 and City of Mankato Building Permit data, the City of Mankato has 12,350 housing units. Since Census 2000, 1,957 housing units have been constructed which includes a mixture of housing unit types including single-family detached, single-family attached, and multiple-family dwelling units. The chart below depicts housing age and valuations as of December 2007 are depicted on the next page.



Blue Earth County Land Records

Single-Family Dwelling Units Valuation: 2007



Blue Earth County Land Records

D. Environmentally Sensitive Areas (Map 4)

The City recognizes its rivers, ponds, floodplains, wetlands, woodlands, ravines, steep slopes, parks, and historic sites as environmental areas that need special consideration when development is proposed. A major characteristic of the City is its topographic features which, if left unprotected, may be forever damaged or lost. Most important is the control of development along ravine, bluff, and wetland areas. While these areas provide aesthetically pleasing development locations, it is important to maintain the integrity and natural beauty of the area. The Environmentally Sensitive Areas Map provides general locations environmentally sensitive areas.

In order to preserve the environmentally sensitive areas, drainage watersheds should be examined with the development of parcels. The necessary “on-site” retention areas should be designed to predevelopment runoff levels and should conform to the goals of 1994 Mankato Drainage Plan as adopted. There should be coordination between different governmental jurisdictions i.e. Mankato and Lime Township.

E. Transportation (Map 5)

The Mankato Area Transportation and Planning Study 2003 (MATAPS 2003) is an update to the comprehensive regional transportation planning study completed in 1996 (MATAPS '96). The 2003 update covers the Cities of Mankato and North Mankato, as well as the five township areas surrounding these Cities in Blue Earth, Nicollet and Le Sueur Counties.

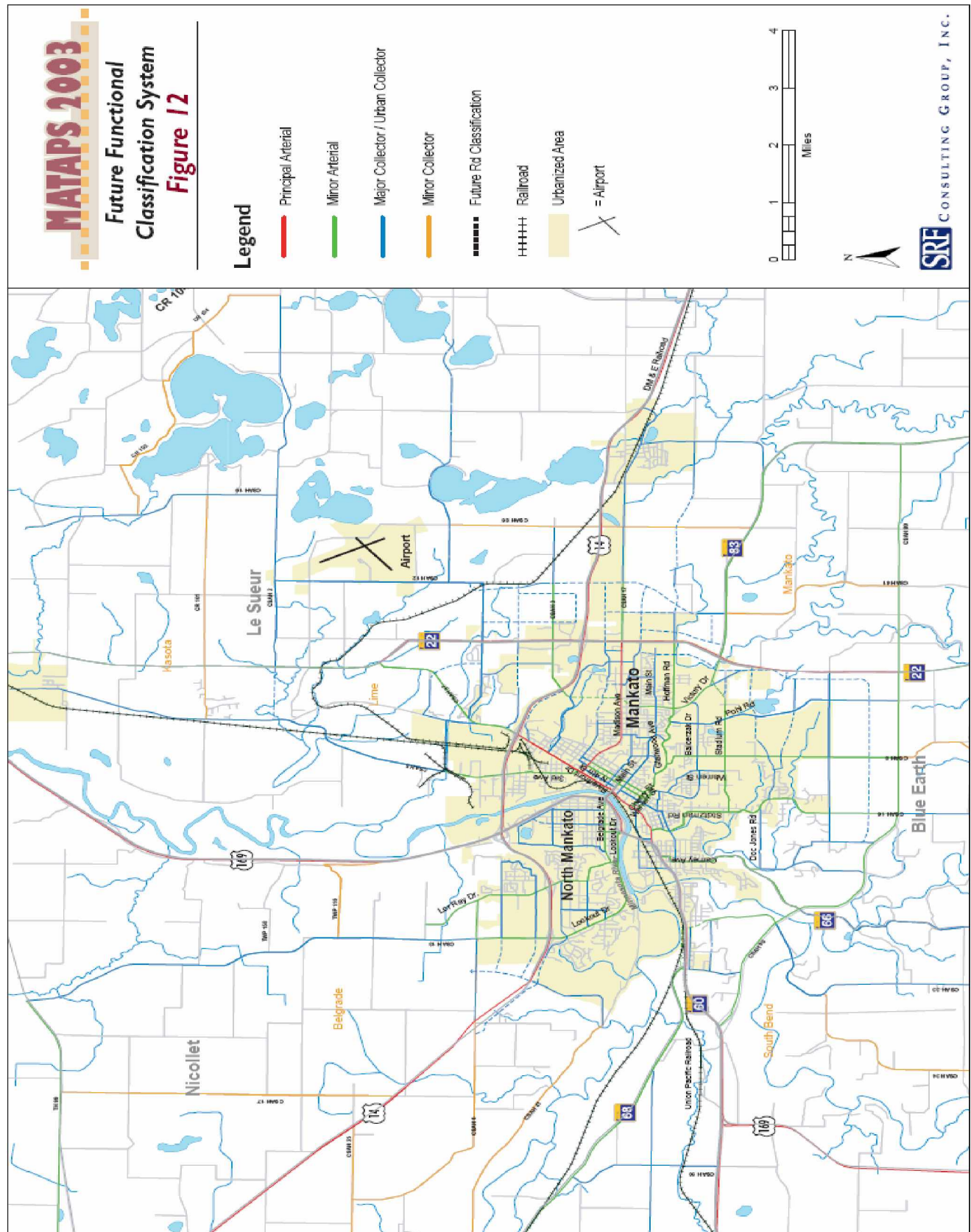
The six objectives for the study are as follows:

1. Understand new and ongoing transportation problems.
2. Obtain a better understanding of recent growth trends and develop a transportation system that accommodates future growth.
3. Build a better understanding of how transportation modes interact.
4. Continue to improve cooperation and coordination among the counties, cities, townships, the region and the state in the study area.
5. Identify long-term transportation system improvements and preserve transportation corridors.
6. Update the cooperative investment plan so that projects can continue to be implemented in a timely manner.

Future developments shall comply with the goals outlined in the Mankato Area Transportation and Planning Study. Development patterns shall reflect road networks established by the Mankato Area Transportation and Planning Study and promote safe, efficient flow of traffic.

*This page is reserved for Map 4, Environmentally Sensitive Areas
Map*

MAP 5 – Transportation Map



CHAPTER IV

LAND USE CLASSIFICATION GOALS, OBJECTIVES, AND POLICIES

A. Agricultural

1. Goal:

To promote orderly growth and preservation of natural areas

2. Objectives:

To prevent scattered, non-farm development, enhance natural features, and agricultural areas

3. Policies:

- a. Policy: Lime Township Orderly Annexation Agreement
- b. Policy: Mankato Township Orderly Annexation Agreement
- c. Policy: Airport Zoning District
- d. Environmentally Sensitive Areas

B. Low Density Residential

1. Goal:

To promote low density residential development which provides affordable and lifecycle housing opportunities

2. Objectives:

- Promote adequate housing for all income levels and age groups
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate, or redevelop those neighborhoods where such improvements are needed
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Provide pedestrian connectivity between neighborhoods and destination points
- Promote safety – sidewalks/traffic control and innovation transportation geometrics to moderate speeds and densities
- Facilitate neighborhood commercial node development

3. Locational Criteria:

- Areas that significantly minimize adverse impacts from more intense land uses (i.e. Industrial Districts, General Business District, High Density Residential) by surrounding land uses adjacent to buffering land uses (i.e. Medium Density Residential, Office Residential)
- Areas adjacent to existing Low Density, Medium Density, or Neighborhood Commercial, or Office Residential Development
- Areas connecting with streets to arterial or collector streets as established by the Mankato Area Transportation and Planning Study
- Areas adjacent to or within walking distance of schools, parks, recreational, and shopping activities
- Areas readily accessible to City Services minimizing “leapfrog” development

4. Policies:

- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- Low Density Rental Occupancy Housing Regulations
- The Land Use Plan should be flexible enough to accommodate changes in future uses of public and semi-public structures
- Allow limited home occupations to be monitored and regulated to ensure no negative impacts on the neighborhood
- Small Cities Development Program
- City Sidewalk Ordinances
- Gateway Overlay District Ordinance

C. Medium Density Residential

1. Goal:

To promote low and medium density residential development which provides affordable and lifecycle housing opportunities

2. Objectives:

- Promote adequate low and medium density housing for all income levels and age groups
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate, or redevelop those neighborhoods where such improvements are needed
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Provide pedestrian connectivity between neighborhoods and destination points
- Facilitate neighborhood commercial node development

3. Locational Criteria:

- Areas serving as transitional land use between low and high density residential uses, commercial uses, and light industrial uses
- Areas adjacent to existing Low, Medium, or High Density Residential Development, Community Business Commercial, Office Residential, Light Industrial
- Areas adjacent to arterial or collector streets accessible to such without passing through less intense land uses
- Areas where medium density residential is compatible with adjacent land uses
- Areas served by public transportation
- City Sidewalk Ordinances

4. Policies:

- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- Low Density Rental Occupancy Housing Regulations
- The Land Use Plan should be flexible enough to accommodate changes in future uses of public and semi-public structures
- Allow limited home occupations to be monitored and regulated
- Monitor and regulate existing rental parking regulations
- The Land Use Plan should be flexible enough to accommodate changes in future uses of public and semi-public structures
- Small Cities Development Program
- Gateway Overlay District Ordinance

D. High Density Residential

1. Goal

To promote low, medium, and high density residential development which provides affordable and lifecycle housing

2. Objectives:

- Promote adequate high density housing for all income levels and age groups
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Retain and enhance the character and quality of established high density residential areas and revitalize, rehabilitate or redevelop those high density residential areas where such improvements are needed
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Provide multi-modal transportation connectivity between high density developments and destination points
- Monitor and regulate existing parking regulations
- Enhance site designs in high density residential subdivisions and developments

- Require adequate buffering between areas of incompatible uses and less dense housing areas
- Facilitate neighborhood commercial node development

3. Locational Criteria:

- Areas serving as transitional land use between low and medium density residential uses and commercial/light and heavy industrial uses
- Areas adjacent to existing Medium Density or High Density Residential Development, Office Residential, Commercial, or Industrial Districts
- Areas adjacent to or within walking distance of schools, parks, Community Business, and/or Highway Business areas
- Areas in proximity to employment centers
- Areas adjacent to arterial streets or accessible to such without passing through less intensive land uses
- Areas served by public transportation

4. Policies:

- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- High Density Rental Housing Regulations
- The Land Use Plan should be flexible enough to accommodate changes in future uses of public and semi-public structures
- Allow limited home occupations to be monitored and regulated
- Monitor and regulate existing rental parking regulations
- Landscaping Ordinance
- City Sidewalk Ordinances
- Gateway Overlay District Ordinance

E. Office Residential

1. Goal:

To provide for medium and high density development at strategic locations and encourage an optimum mix of office, institutional, and residential uses

2. Objectives:

- Promote adequate low, medium, and high density housing for all income levels and age groups
- Encourage utilization of mixed use development concepts in subdivision design
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Retain and enhance the character and quality of established office residential areas and revitalize, rehabilitate or redevelop those office residential areas where such improvements are needed

- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Provide multi-modal transportation connectivity between high density developments and destination points
- Enhance site designs in office and residential subdivisions and developments
- Require adequate buffering and transitional areas between incompatible uses and less dense housing areas
- Promote quality building design standards

3. Locational Criteria:

- Areas adjacent to existing Low, Medium, or High Density Residential Development, Commercial, Office Residential, Light Industrial Districts
- Direct access to a collector street
- Areas serving as transitional land use between low and high density residential uses, commercial uses, and light industrial uses
- Areas adjacent to arterial or collector streets accessible to such without passing through less intense land uses
- Areas served by public transportation

4. Policies:

- Urban Design Guidelines
- Sign Ordinance
- Landscaping Ordinance
- Transitional Buffer Block
- Planned Unit Development
- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- High Density Rental Housing Regulations
- The Land Use Plan should be flexible enough to accommodate changes in future uses of public and semi-public structures
- Allow limited home occupations to be monitored and regulated
- Monitor and regulate existing rental parking regulations
- City Sidewalk Ordinances

F. Commercial

1. Goal:

To enhance existing commercial areas, promote new commercial development, and encourage neighborhood commercial services within the following context:

- **General Business Commercial Areas** are designed and intended to provide for a broad range of commercial and light industrial developments.

- **Community Business Commercial Areas** are designed to provide for a broad range of retail developments which are adjacent to residential areas. The district will also accommodate office and institutional uses as well as limited light industry. The standards for this district shall take into consideration performance standards that minimize noise and activities because of the proximity to adjacent residential properties.
- **Highway Commercial Areas** are designed and intended to provide for commercial development within the vicinity of streets with functional classifications of either arterials or major collectors to accommodate vehicular traffic. Such commercial developments are generally characterized by large parking areas. The district also encourages a broad range of business and light industrial activities.

2. Objectives:

- Promote quality building design standards
- Provide opportunities for "neighborhood centers" to develop
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate or redevelop those neighborhoods where such improvements are needed
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Provide multi-modal transportation connectivity between destination points and high density developments
- Promote infill development
 - **Community Business Commercial Areas**
 - Land uses shall be operated within the building and with no outside storage.
 - Commercial uses that are more intense in nature such as automobile service stations and restaurants shall be examined closely for their impact upon adjacent residential properties.
 - Outdoor seating areas associated with eating and drinking establishments shall be reviewed in terms of hours of occupancy and location to adjacent residential properties.
 - Required off-street parking shall be provided on the commercial properties to ensure residential streets are not used for parking.
 - To assure that a pedestrian network is provided to these areas street designs should encourage pedestrian connections.
 - Allow mixed uses within the district with commercial/office on the first floor and residential uses either in the rear half or within a second floor of the activity.

- Flexibility in regards to City parking standards shall be examined when with the reuse of commercial buildings is being considered.
- Urban Design Guidelines shall be implemented with new developments.

○ **General Business Commercial Areas**

- Allow storage of materials to be outside if they are properly located and properly screened.
- Commercial uses that are more intense in nature such as automobile service stations and restaurants shall be examined closely for their impact upon adjacent residential properties.
- Outdoor seating areas shall be reviewed in terms of hours of occupancy and location to adjacent residential properties.
- Required off-street parking shall be provided on the commercial properties to assure that parts of the residential neighborhood are not used for parking.
- To assure that a pedestrian network is provided to these areas street designs should encourage pedestrian connections.
- Discourage residential development due to the incompatibility of Adult uses and residential developments.

○ **Highway Commercial Areas**

- Assure that such developments will have adequate off-street parking.
- Require vehicular access to such properties to be in accordance with the Mankato Area Transportation Study.
- Conditionally allow outside storage of accessory materials with appropriate screening and location.
- Encourage cross access easements among private land owners to assist providing vehicular connectivity.
- Urban Design Guidelines shall be implemented with new developments.
- Allow mixed uses within the district with commercial/office on the first floor and residential uses either in the rear half or within a second floor of the activity.

3. Locational Criteria:

- Areas adjacent to existing Medium, or High Density Residential Development, Commercial, Office Residential, Industrial Districts
- Areas adjacent to principle arterials or connections to a principle arterial via minor arterial or collector streets accessible to such without passing through less intense land uses
- Areas served by public transportation

4. Policies:

- Planned Unit Development
- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- Urban Design Guidelines
- Sign Ordinance
- Landscaping Ordinance
- Monitor and regulate existing parking regulations
- City Sidewalk Ordinances

G. Industrial

1. Goal:

To enhance existing industrial areas, promote new industrial development under controls that minimize any adverse effects on property in the neighboring residential, business, or commercial zoning districts

2. Objectives:

- Promote quality building design standards
- Provide opportunities for "industrial park" to develop
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Promote infill development

3. Locational Criteria:

- Areas adjacent to existing High Density Residential Development, Commercial, or Industrial Districts
- Areas adjacent to principle arterials or connections to a principle arterial via minor arterial or collector streets, railroad, or airports accessible to such without passing through less intense land uses
- Areas served by public transportation

4. Policies:

- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- Allow limited home occupations to be monitored and regulated
- Monitor and regulate performance standards of the facilities
- Insure site provide sufficient parking
- City Sidewalk Ordinances

H. Urban Village

1. Goal:

To encourage and support alternative development patterns which allow for a mixture of uses for retail, residential, and office to co-exist in the same areas, within nodes or urban villages.

2. Objectives:

- Promote vertical orientation of development to enhance a diversity of land uses and encourage compact, walkable areas
- Create campus-like development pattern along highway areas to create connectivity, pedestrian-scale, aesthetic views of the community entrances Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Promote diversity and unity in land use and design
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Promote infill development

○ Mixed Use (Residential Retail) Areas

- Land uses shall be operated within the building with no outside storage.
- Assure that such developments will have adequate off-street parking.
- Outdoor seating areas associated with eating and drinking establishments shall be reviewed in terms of hours of occupancy and location to adjacent residential properties.
- Flexibility in regards to City parking standards shall be examined when the reuse of existing buildings or areas is being considered.
- To assure that a pedestrian network is provided to these areas street designs should encourage pedestrian connections.
- Urban Design Guidelines shall be implemented with new developments.
- Encourage commercial and office areas on the first floor and residential uses either in the rear half or within a second floor of the building(s).

○ Neighborhood Commercial Areas

- Land uses shall be operated within the building with no outside storage.
- Assure that such developments will have adequate off-street parking.
- Required off-street parking shall be provided so as not to result in residential streets being utilized for parking.

- Outdoor seating areas associated with eating and drinking establishments shall be reviewed in terms of hours of occupancy and location to adjacent residential properties.
- Flexibility in regards to City parking standards shall be examined when the reuse of existing buildings or areas is being considered.
- To assure that a pedestrian network is provided to these areas street designs should encourage pedestrian connections.
- Urban Design Guidelines shall be implemented with new developments.
- Encourage mixed-use elements, including storefront retail with vertical mixed-uses, such as residential or office.
- Encourage location of Neighborhood Commercial Areas within or adjacent to residential neighborhoods.

○ **Lifestyle Center Commercial Areas**

- Land uses shall be operated within the building with no outside storage.
- Assure that such developments will have adequate off-street parking.
- Encourage open-air configuration of developments.
- Ensure inclusion of amenities such as fountains and street furniture which are conducive to the intended use of casual browsing.
- Required off-street parking shall be provided so as not to result in residential streets being utilized for parking.
- Outdoor seating areas associated with eating and drinking establishments shall be reviewed in terms of hours of occupancy and location to adjacent residential properties.
- To assure that a pedestrian network is provided to these areas street designs should encourage pedestrian connections.
- Flexibility in regards to City parking standards shall be examined when the reuse of existing buildings or areas is being considered.
- Urban Design Guidelines shall be implemented with new developments.
- Encourage mixed-use elements, including storefront retail with vertical mixed-uses, such as residential or office.

○ **Mixed Office Commercial Areas**

- Allow storage of materials to be outside if they are properly located and properly screened
- Assure that such developments will have adequate off-street parking.
- Ensure that scale of potential uses is appropriate to the development.
- Direct more intense uses such as automobile service stations or restaurants to Community Business Commercial or General Business Commercial Areas.
- Allow majority of retail and commercial uses in a vertical mixed use context.

- Flexibility in regards to City parking standards shall be examined when the reuse of existing buildings or areas is being considered.
- Urban Design Guidelines shall be implemented with new developments.
- Encourage inclusion of neighborhood-based businesses with office uses located in Mixed Office Commercial Areas.

○ **Industrial/Commercial Areas**

- Allow storage of materials to be outside if they are properly located and properly screened
- Assure that such developments will have adequate off-street parking.
- Evaluate potential Industrial/Commercial Areas so they are within close proximity of major transportation corridors.
- Discourage residential development due to the incompatibility of land uses.

3. Locational Criteria:

- Areas adjacent to existing High Density Residential Development, Commercial, or Industrial Districts
- Areas adjacent to principle arterials or connections to a principle arterial via minor arterial or collector streets, railroad, or airports accessible to such without passing through less intense land uses
- Areas served by public transportation

4. Policies:

- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- Allow limited home occupations to be monitored and regulated
- Monitor and regulate performance standards of the facilities
- Insure site provide sufficient parking
- City Sidewalk Ordinances